



Ripon Road, Wormald Green, Harrogate, HG3 3NQ

£458,500

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An excellent semi-detached family home offering fabulous indoor and outdoor flexibility, occupying a delightful village setting. The wonderful location typifies the advantages of semi-rural living, combining great accessibility with the joys of having open countryside on the doorstep.

SOLO SAY: Substantially extended from its original form, the impressive facade retains a pleasingly characterful appearance and the house stands beautifully in its most private and generous garden site of approximately 0.2 of an acre. The traditional exterior belies a stunning interior, where the current owners have created a striking and contemporary home perfect for modern living, maximising the generous proportions, natural light and southerly orientation. Their audacious approach to interior design combines superbly with practical and ergonomic design, making this a welcoming, modern and thoroughly livable home.

The property also benefits from gas central heating with new radiators (except bedroom two) and a 'combi' boiler in 2022, double glazing and a refitted kitchen, bathroom and en-suite.

The great versatility of the configuration ensures the property could have wide appeal but there could also be possibilities for further extension, subject to the necessary consents. This charming home is sure to please those who value individuality, stylish presentation, privacy, location and convenience and we'd highly recommend a personal viewing.





An entrance hall leads into a sitting room with a window overlooking the garden and parquet flooring. The dining/family room offers a fireplace with wood burner and a door to bedroom four, currently used as a playroom but could also make a great study. The light-filled breakfast kitchen has windows to two sides and doors to the garden. A stylish and practical range of units combine ample workspace and storage with a breakfast bar and all of the essential integrated. Added convenience is provided by a useful boot/mud room which links to the utility room and downstairs toilet.

On the first floor, the spacious landing has two windows to the rear. Bedroom one has the luxury of a stylishly appointed en-suite shower room, there are two further double bedrooms, each enjoying delightful aspects, and an eye-catching house bathroom with bath and separate shower.

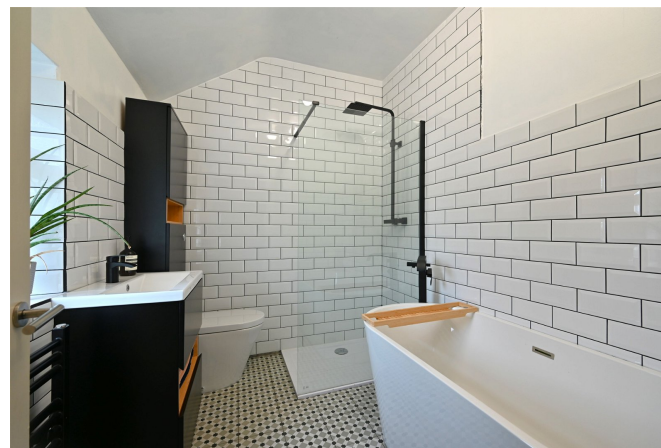


The outside space provides a most welcome and unexpected feeling of privacy and enjoys a favourable southerly and westerly orientation, ideal for keen gardeners, families or just enjoying the surroundings. A gated driveway leads to a large hard-standing area providing parking and turning space for numerous vehicles together with a single garage.

The two-tier gardens are predominantly lawned, the upper garden adjoining countryside and the 'lower' garden area offering a generous paved patio area and children's play area. A pathway extends to the rear of the house and provides outside storage.

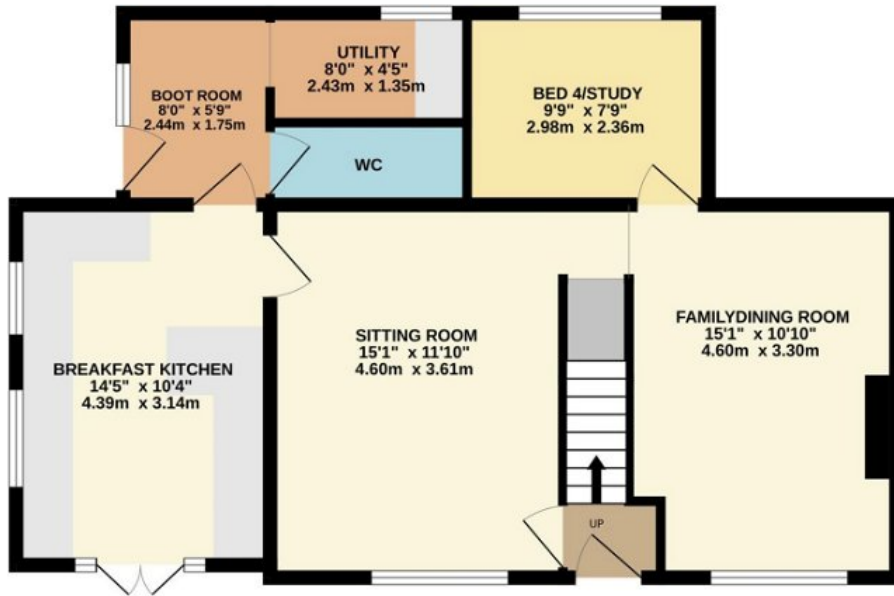
AGENT'S NOTES: Please note the neighbouring property has a right of way up the initial part of the drive to access their additional parking. Awaiting EPC.

The property occupies a delightful position, set back from the road on the edge of this conveniently located village, set amidst wonderful countryside but ideally situated for excellent amenities. Located only approx. four miles south of the historic city of Ripon and approx. seven miles north of the fashionable spa town of Harrogate, residents have great shopping and recreational options together with schooling for children of all ages, including the renowned Ripon Grammar. The village is served by a regular bus service and is superbly placed for travel throughout the region including rail connections in Harrogate and Leeds/Bradford airport.

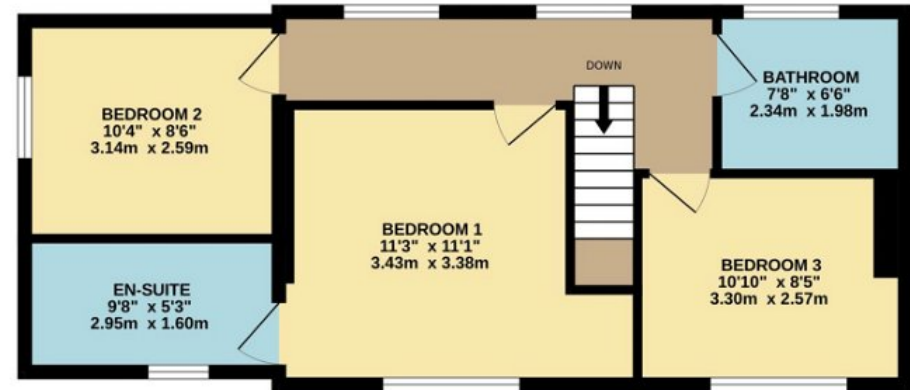


Wormald Green

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground Floor



First Floor

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